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Oregon City School District Enrollment Forecasts 2019-20 to 2028-29

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**OREGON CITY SCHOOL DISTRICT
ENROLLMENT FORECAST
2019-20 TO 2028-29**



Portland State
UNIVERSITY
Population Research
Center



MARCH, 2019

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Table 1
Historic and Forecast K-12 Enrollment
Low, Middle, and High Scenarios
Oregon City School District

School Year	LOW		MIDDLE		HIGH	
	Enroll-ment ¹	5 year growth	Enroll-ment ¹	5 year growth	Enroll-ment ¹	5 year growth
2008-09	7,732		7,732		7,732	
2013-14	7,549	-183	7,549	-183	7,549	-183
2018-19	7,414	-135	7,414	-135	7,414	-135
2023-24 (fcst.)	7,550	136	7,809	395	8,026	612
2028-29 (fcst.)	7,565	15	8,040	231	8,484	458
AAEG ² , 2017-18 to 2027-28	0.2%		0.8%		1.4%	

1. Includes OCSLA and CAIS. Does not include Alliance Academy or Springwater

2. Average Annual Enrollment Growth.

Source: Historic enrollment, Oregon City School District; Enrollment forecasts, Population Research Center, PSU. March 2019.

Chart 1
OCSD K-12 Enrollment History and Forecast
2008-09 to 2028-29

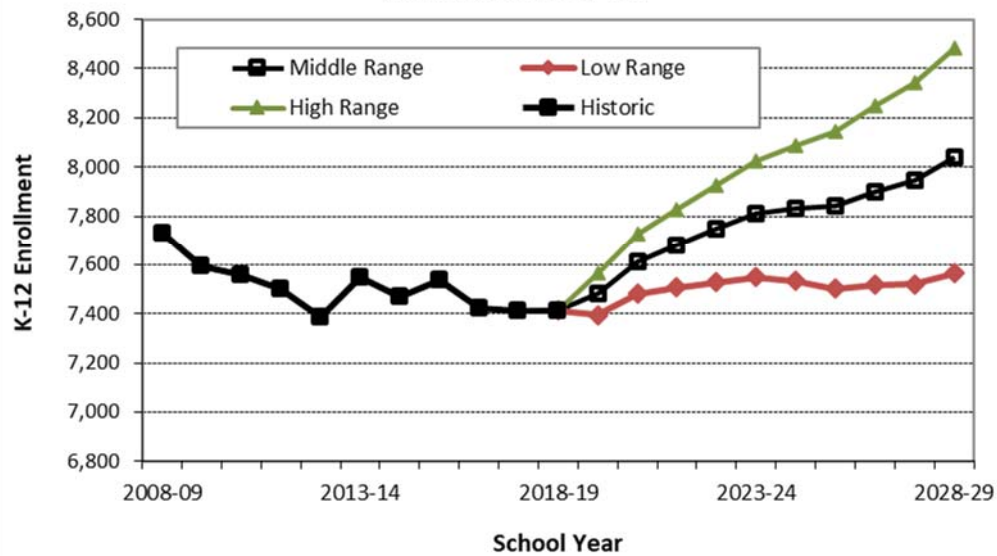


Table 2
Historic and Middle Series Forecast Enrollment
by School Level (K-5, 6-8, 9-12)
Oregon City School District

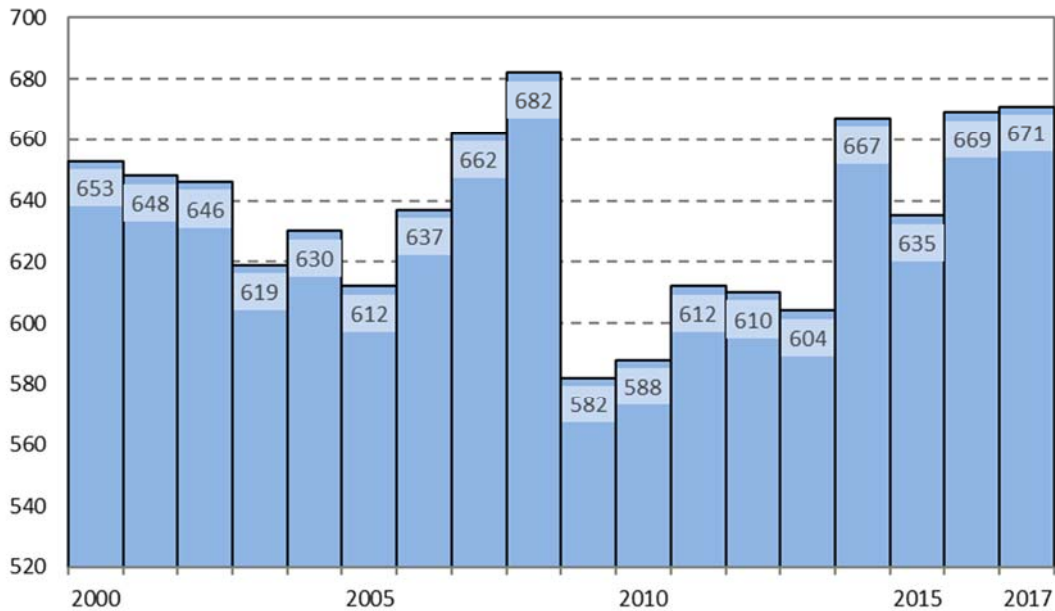
	Actual			Forecast	
	2008-09	2013-14	2018-19	2023-24	2028-29
Grades K-5	3,561	3,290	3,273	3,542	3,571
5 year change		-271	-17	269	29
		-7.6%	-0.5%	8.2%	0.8%
Grades 6-8	1,843	1,693	1,783	1,695	1,914
5 year change		-150	90	-88	219
		-8.1%	5.3%	-4.9%	12.9%
Grades 9-12	2,328	2,566	2,358	2,572	2,555
5 year change		238	-208	214	-17
		10.2%	-8.1%	9.1%	-0.7%
Total	7,732	7,549	7,414	7,809	8,040
5 year change		-183	-135	395	231
		-2.4%	-1.8%	5.3%	3.0%

Includes OCSLA and CAIS. Does not include Alliance Academy or Springwater.

Actual: Oregon City School District, September 30 quarterly report information.

Forecast: Population Research Center, PSU, February 2018.

Chart 2
Annual Births, 2000 to 2017
Oregon City School District



Source: 2000-2016 birth data from Oregon Center for Health Statistics allocated to OCSD boundary by PSU-PRC.

Table 3
Oregon City School District, Enrollment History, 2008-09 to 2018-19

Grade	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	545	547	495	534	509	531	522	510	496	551	563
1	570	572	549	523	536	553	550	529	522	513	556
2	559	539	588	549	523	563	559	568	544	527	505
3	606	561	543	602	543	516	548	581	553	561	524
4	635	593	542	535	560	544	517	567	581	569	566
5	646	622	604	548	511	583	533	534	576	590	559
6	648	643	647	607	557	533	585	534	561	589	612
7	573	628	635	608	578	557	528	579	549	552	600
8	622	575	621	625	608	603	566	558	582	573	571
9	614	633	591	650	639	653	618	627	579	600	612
10	606	581	618	586	641	649	643	621	614	577	606
11	562	554	556	574	584	641	644	643	605	589	537
12	546	543	569	555	598	593	639	664	646	601	574
US ²	0	2	1	3	0	30	17	20	17	20	29
Total	7,732	7,593	7,559	7,499	7,387	7,549	7,469	7,535	7,425	7,412	7,414
Annual change											
		-139	-34	-60	-112	162	-80	66	-110	-13	2
		-1.3%	-0.4%	-1.0%	-1.8%	-0.4%	-0.8%	-1.5%	2.2%	-1.1%	0.0%
K-5	3,561	3,434	3,321	3,291	3,182	3,290	3,229	3,289	3,272	3,311	3,273
6-8	1,843	1,846	1,903	1,840	1,743	1,693	1,679	1,671	1,692	1,714	1,783
9-12	2,328	2,313	2,335	2,368	2,462	2,566	2,561	2,575	2,461	2,387	2,358

	2008-09 to 2013-14		2013-14 to 2018-19		2008-09 to 2018-19	
	5 yr. chg.	Pct.	5 yr. chg.	Pct.	10 yr. chg.	Pct.
K-5	-271	-8%	-17	-1%	-288	-8%
6-8	-150	-8%	90	5%	-60	-3%
9-12	238	10%	-208	-8%	30	1%
Total	-183	-2%	-135	-1.8%	-318	-4%

1. Includes CAIS and OCSLA charter schools. Does not include Alliance Academy or Springwater.

2. "US" is ungraded secondary; included in grade 9-12 totals.

Source: Oregon City School District

Table 4
Enrollment History for Individual Schools, 2013-14 to 2018-19

School	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Change 2013-14 to 2018-19	
							Number	Percent
Beavercreek	548	541	530	533	551	529	-19	-3%
Candy Lane	252	310	271	276	269	202	-50	-20%
Gaffney Lane	540	566	585	553	544	535	-5	-1%
Holcomb	537	489	497	484	505	588	51	9%
Jennings Lodge	313	239	284	268	274	239	-74	-24%
John McLoughlin	560	558	577	601	615	635	75	13%
Redland	540	526	545	557	553	545	5	1%
Elementaries	3,290	3,229	3,289	3,272	3,311	3,273	-17	-1%
Gardiner	777	765	784	790	796	852	75	10%
Ogden	901	885	833	845	870	894	-7	-1%
Middle Schools	1,678	1,650	1,617	1,635	1,666	1,746	68	4%
Oregon City HS	2,229	2,186	2,162	2,092	2,063	2,018	-211	-9%
Subtotal	7,197	7,065	7,068	6,999	7,040	7,037	-160	-2%
CAIS	187	215	257	237	220	196	9	5%
OCSLA	165	189	210	189	152	181	16	10%
Charters*	352	404	467	426	372	377	25	7%
Grand Total*	7,549	7,469	7,535	7,425	7,412	7,414	-135	-2%

**Note: Does not include Alliance Academy or Springwater*

Source: Oregon City School District, September 30 quarterly report information.

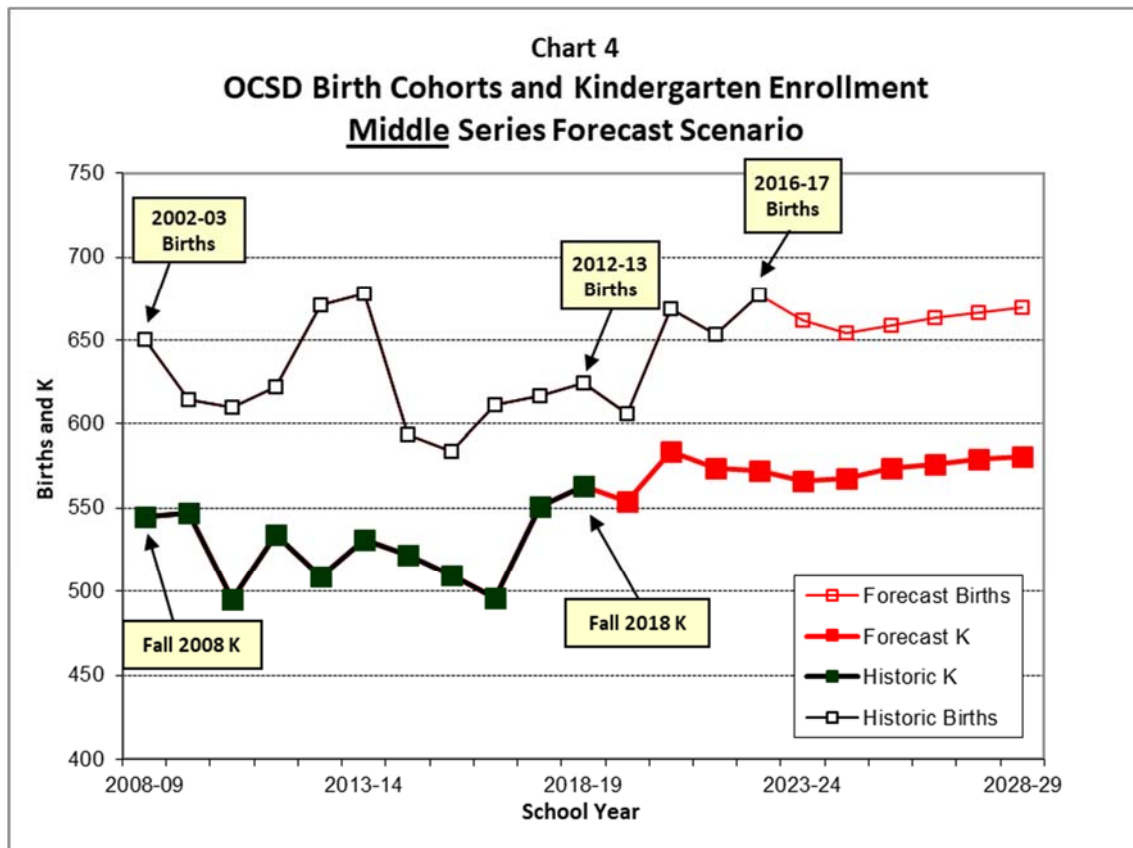
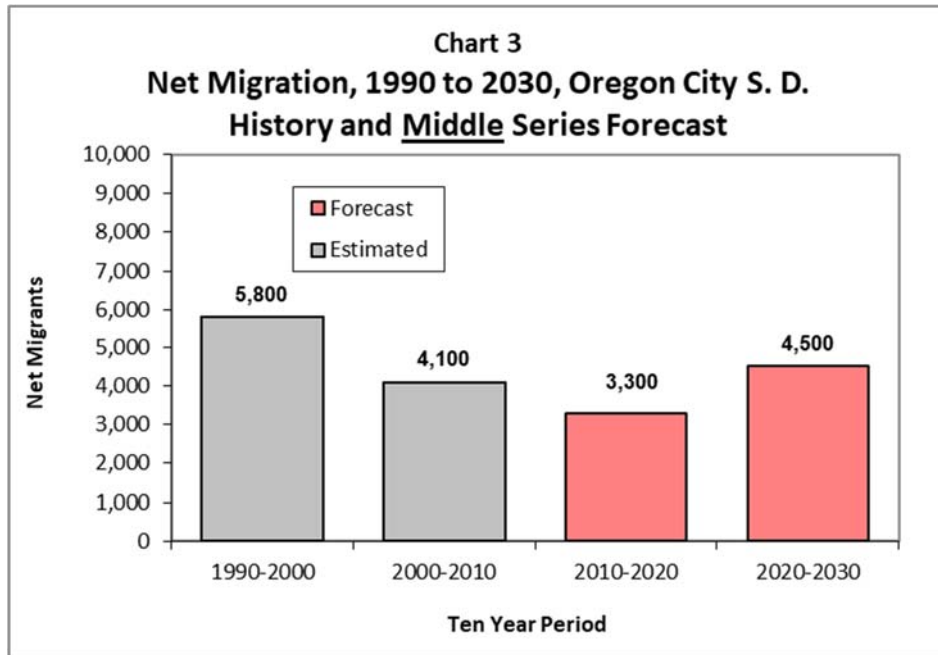


Table 5
Oregon City S.D. Enrollment Forecasts by School Level, 2018-19 to 2027-28

		LOW SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2028-29	2018-19 to 2023-24	2023-24 to 2028-29	2018-19 to 2028-29
K-5	3,273	3,249	3,268	3,313	3,375	3,372	3,344	99	-28	71
6-8	1,783	1,782	1,767	1,699	1,655	1,655	1,788	-128	133	5
9-12	2,358	2,363	2,447	2,495	2,499	2,523	2,433	165	-90	75
Total	7,414	7,394	7,482	7,507	7,529	7,550	7,565	136	15	151
<i>Annual change</i>		-20	88	25	22	21	3			
		-0.3%	1.2%	0.3%	0.3%	0.3%	0.0%			

		MIDDLE SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2028-29	2018-19 to 2023-24	2023-24 to 2028-29	2018-19 to 2028-29
K-5	3,273	3,302	3,350	3,425	3,516	3,542	3,571	269	29	298
6-8	1,783	1,802	1,793	1,729	1,689	1,695	1,914	-88	219	131
9-12	2,358	2,380	2,471	2,528	2,541	2,572	2,555	214	-17	197
Total	7,414	7,484	7,614	7,682	7,746	7,809	8,040	395	231	626
<i>Annual change</i>		70	130	68	64	63	46			
		0.9%	1.7%	0.9%	0.8%	0.8%	0.6%			

		HIGH SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2028-29	2018-19 to 2023-24	2023-24 to 2028-29	2018-19 to 2028-29
K-5	3,273	3,353	3,421	3,519	3,636	3,686	3,832	413	146	559
6-8	1,783	1,819	1,810	1,747	1,709	1,721	2,010	-62	289	227
9-12	2,358	2,392	2,496	2,563	2,583	2,619	2,642	261	23	284
Total	7,414	7,564	7,727	7,829	7,928	8,026	8,484	612	458	1,070
<i>Annual change</i>		150	163	102	99	98	92			
		2.0%	2.2%	1.3%	1.3%	1.2%	1.1%			

Population Research Center, Portland State University, March 2019.

Table 6A

Oregon City S.D., Low Series Enrollment Forecasts¹, 2019-20 to 2028-29

Actual		Forecast									
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	563	537	565	554	551	543	543	547	548	548	549
1	556	560	544	572	561	558	550	550	554	555	556
2	505	557	565	548	577	566	563	554	554	558	559
3	524	503	558	566	549	578	567	564	555	555	559
4	566	525	507	562	570	552	582	571	568	558	558
5	559	567	529	511	567	575	557	587	576	573	563
6	612	566	579	540	522	579	587	569	600	588	585
7	600	608	567	580	541	523	580	588	570	601	589
8	571	608	621	579	592	553	534	592	601	582	614
9	612	603	639	656	615	628	585	565	628	636	617
10	606	606	599	635	652	611	624	581	561	624	632
11	537	588	590	583	618	635	595	607	565	546	607
12	574	537	590	592	585	620	637	597	609	567	548
US ²	29	29	29	29	29	29	29	29	29	29	29
Total	7,414	7,394	7,482	7,507	7,529	7,550	7,533	7,501	7,518	7,520	7,565
Annual change		-20	88	25	22	21	-17	-32	17	2	45
		-0.3%	1.2%	0.3%	0.3%	0.3%	-0.2%	-0.4%	0.2%	0.0%	0.6%
K-5	3,273	3,249	3,268	3,313	3,375	3,372	3,362	3,373	3,355	3,347	3,344
6-8	1,783	1,782	1,767	1,699	1,655	1,655	1,701	1,749	1,771	1,771	1,788
9-12	2,358	2,363	2,447	2,495	2,499	2,523	2,470	2,379	2,392	2,402	2,433

	2018-19 to 2023-24		2023-24 to 2028-29		2018-19 to 2028-29	
	5 yr. chg.	Pct.	5 yr. chg.	Pct.	10 yr. chg.	Pct.
K-5	99	3%	-28	-1%	71	2%
6-8	-128	-7%	133	8%	5	0%
9-12	165	7%	-90	-4%	75	3%
Total	136	2%	15	0%	151	2%

1. Includes CAIS and OCSLA charter schools. Does not include Alliance Academy or Springwater.

2. "US" is ungraded secondary; included in grade 9-12 totals.

Population Research Center, Portland State University, March 2019.

Table 6B

Oregon City S.D., Middle Series Enrollment Forecasts¹, 2019-20 to 2028-29

Actual		Forecast									
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	563	554	584	574	572	566	568	574	576	579	581
1	556	575	565	596	586	584	577	579	586	588	591
2	505	563	584	574	605	595	593	586	588	595	597
3	524	507	567	588	578	610	599	597	590	592	599
4	566	530	514	573	595	585	617	606	604	597	599
5	559	573	536	520	580	602	592	624	613	611	604
6	612	573	587	549	533	594	616	606	639	628	626
7	600	615	576	590	552	536	597	619	609	642	631
8	571	614	630	590	604	565	549	611	634	623	657
9	612	608	647	667	627	641	598	582	649	671	660
10	606	610	605	644	664	624	638	595	579	646	668
11	537	592	595	590	628	647	608	622	580	565	630
12	574	541	595	598	593	631	650	611	625	583	568
US ²	29	29	29	29	29	29	29	29	29	29	29
Total	7,414	7,484	7,614	7,682	7,746	7,809	7,831	7,841	7,901	7,949	8,040
Annual change		70	130	68	64	63	22	10	60	48	91
		0.9%	1.7%	0.9%	0.8%	0.8%	0.3%	0.1%	0.8%	0.6%	1.1%
K-5	3,273	3,302	3,350	3,425	3,516	3,542	3,546	3,566	3,557	3,562	3,571
6-8	1,783	1,802	1,793	1,729	1,689	1,695	1,762	1,836	1,882	1,893	1,914
9-12	2,358	2,380	2,471	2,528	2,541	2,572	2,523	2,439	2,462	2,494	2,555

	2018-19 to 2023-24		2023-24 to 2028-29		2018-19 to 2028-29	
	5 yr. chg.	Pct.	5 yr. chg.	Pct.	10 yr. chg.	Pct.
K-5	269	8%	29	1%	298	9%
6-8	-88	-5%	219	13%	131	7%
9-12	214	9%	-17	-1%	197	8%
Total	395	5%	231	3%	626	8%

1. Includes CAIS and OCSLA charter schools. Does not include Alliance Academy or Springwater

2. "US" is ungraded secondary; included in grade 9-12 totals.

Population Research Center, Portland State University, March 2019.

Table 6C

Oregon City S.D., High Series Enrollment Forecasts¹, 2019-20 to 2028-29

Actual		Forecast									
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	563	572	603	595	596	593	600	612	615	620	625
1	556	584	585	617	610	611	608	616	627	631	636
2	505	570	595	596	628	621	622	619	627	638	643
3	524	512	575	601	602	634	627	628	625	633	644
4	566	536	520	583	609	610	643	636	637	634	642
5	559	579	543	527	591	617	618	651	644	645	642
6	612	578	593	556	540	605	632	633	667	660	661
7	600	621	581	596	559	543	608	635	636	670	663
8	571	620	636	595	610	573	556	623	650	651	686
9	612	612	654	675	634	649	608	591	663	689	691
10	606	613	612	654	675	634	649	608	591	663	689
11	537	595	600	599	640	661	621	635	595	579	649
12	574	543	601	606	605	646	667	627	641	601	584
US ²	29	29	29	29	29	29	29	29	29	29	29
Total	7,414	7,564	7,727	7,829	7,928	8,026	8,088	8,143	8,247	8,343	8,484
Annual change		150	163	102	99	98	62	55	104	96	141
		2.0%	2.2%	1.3%	1.3%	1.2%	0.8%	0.7%	1.3%	1.2%	1.7%
K-5	3,273	3,353	3,421	3,519	3,636	3,686	3,718	3,762	3,775	3,801	3,832
6-8	1,783	1,819	1,810	1,747	1,709	1,721	1,796	1,891	1,953	1,981	2,010
9-12	2,358	2,392	2,496	2,563	2,583	2,619	2,574	2,490	2,519	2,561	2,642

	2018-19 to 2023-24		2023-24 to 2028-29		2018-19 to 2028-29	
	5 yr. chg.	Pct.	5 yr. chg.	Pct.	10 yr. chg.	Pct.
K-5	413	13%	146	4%	559	17%
6-8	-62	-3%	289	17%	227	13%
9-12	261	11%	23	1%	284	12%
Total	612	8%	458	6%	1,070	14%

1. Includes CAIS and OCSLA charter schools. Does not include Alliance Academy or Springwater

2. "US" is ungraded secondary; included in grade 9-12 totals.

Population Research Center, Portland State University, March 2019.

Table 7
New Single Family Housing Units Authorized by Building Permits
2014 to 2018 by Attendance Area

Elementary Area	2014	2015	2016	2017	2018	Total
Beavercreek	12	21	11	11	12	67
Candy Lane/Jennings Lodge	12	14	7	8	12	53
Gaffney Lane	16	32	55	49	5	157
Holcomb	18	18	32	9	45	122
John McLoughlin	9	36	52	54	44	195
Redland	54	71	39	34	22	220
District Total	121	192	196	165	140	674
Middle School Area	2014	2015	2016	2017	2018	Total
Gardiner	25	69	108	104	55	361
Ogden	96	123	88	61	85	453
District Total	121	192	196	165	140	674

Source: Individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC. Does not include pending permits. Therefore the 2018 total may be understated.

Table 8
Enrollment Forecasts for Individual Schools, 2019-20 to 2028-29

	Actual	Forecast										Change 2018-19 to 2028-29	
School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Number	Percent
Beavercreek Elem.	529	522	520	523	513	503	515	516	510	511	513	-16	-3%
Candy Lane Elem. (3rd-5th)	202	189	183	200	212	228	231	234	234	233	233	31	15%
Gaffney Lane Elem.	535	542	539	542	544	540	549	555	553	555	556	21	4%
Holcomb Elem.	588	595	622	639	673	692	681	688	683	682	685	97	16%
Jennings Lodge Elem. (K-2nd)	239	254	273	276	278	278	277	277	279	281	281	42	18%
John McLoughlin Elem.	635	652	661	679	717	718	710	715	713	717	720	85	13%
Redland Elem.	545	548	552	566	579	583	583	581	585	583	583	38	7%
Gardiner Middle School	852	833	806	759	742	743	781	823	843	844	858	6	1%
Ogden Middle School	894	926	944	927	904	909	938	970	996	1,006	1,013	119	13%
Oregon City High School	2,018	2,027	2,111	2,158	2,182	2,213	2,164	2,080	2,103	2,135	2,196	178	9%
Subtotal	7,037	7,088	7,211	7,269	7,344	7,407	7,429	7,439	7,499	7,547	7,638	601	9%
CAIS	196	215	222	232	221	221	221	221	221	221	221	25	13%
OCSLA	181	181	181	181	181	181	181	181	181	181	181	0	0%
Charter Subtotal*	377	396	403	413	402	402	402	402	402	402	402	25	7%
Total Enrollment*	7,414	7,484	7,614	7,682	7,746	7,809	7,831	7,841	7,901	7,949	8,040	626	8%

**Note: Does not include Alliance Academy or Springwater*

Actual: Oregon City School District, September 30 quarterly report information.

Forecast: Population Research Center, Portland State University, March 2019.

Table 9
Fall 2018 Enrollment Compared to Previous Middle Series Forecasts
By Grade Level

Grade	2018-19 Actual	One year forecast ¹			Two year forecast ²			Three year forecast ³		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error	Fcst.	Diff.	Error
K	563	533	-30	-5.3%	523	-40	-7.1%	534	-29	-5.2%
1	556	566	10	1.8%	519	-37	-6.7%	543	-13	-2.3%
2	505	526	21	4.2%	521	16	3.2%	541	36	7.1%
3	524	535	11	2.1%	544	20	3.8%	536	12	2.3%
4	566	567	1	0.2%	560	-6	-1.1%	554	-12	-2.1%
5	559	577	18	3.2%	568	9	1.6%	584	25	4.5%
6	612	605	-7	-1.1%	596	-16	-2.6%	591	-21	-3.4%
7	600	584	-16	-2.7%	584	-16	-2.7%	566	-34	-5.7%
8	571	567	-4	-0.7%	575	4	0.7%	537	-34	-6.0%
9	612	603	-9	-1.5%	606	-6	-1.0%	580	-32	-5.2%
10	606	598	-8	-1.3%	626	20	3.3%	627	21	3.5%
11	537	564	27	5.0%	571	34	6.3%	586	49	9.1%
12	574	593	19	3.3%	617	43	7.5%	617	43	7.5%
UN ⁴	29	20	-9	--	17	-12	--	20	-9	--
Total	7,414	7,438	24	0.3%	7,427	13	0.2%	7,416	2	0.0%
MAPE⁵			2.5%			3.7%			4.9%	

1. Middle range forecasts for 2018-19 by PSU-PRC, baseline 2017-18 enrollment, February 2018.

2. Middle range forecasts for 2018-19 by PSU-PRC, baseline 2016-17 enrollment, February 2017.

3. Middle range forecasts for 2018-19 by PSU-PRC, baseline 2015-16 enrollment, February 2016.

4. Ungraded secondary enrollment.

5. Mean absolute percent error for individual grades K-12.

Table 10
Fall 2018 Enrollment Compared to Previous Forecasts
By Individual School

School	Actual	One year forecast ¹			Two year forecast ²			Three year forecast ³		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error	Fcst.	Diff.	Error
Beavercreek Elem.	529	552	23	4.3%	539	10	1.9%	567	38	7.2%
Candy Lane/Jennings Lodge ⁴	441	523	82	-0.8%	524	83	-4.2%	559	118	1.2%
Gaffney Lane Elem.	535	544	9	1.7%	525	-10	-1.9%	586	51	9.5%
Holcomb Elem. ⁴	588	498	-90	-0.8%	462	-126	-4.2%	482	-106	1.2%
John McLoughlin Elem.	635	636	1	0.2%	615	-20	-3.1%	612	-23	-3.6%
Redland Elem.	545	551	6	1.1%	570	25	4.6%	563	18	3.3%
Elementaries	3,273	3,304	31	0.9%	3,235	-38	-1.2%	3,369	96	2.9%
Gardiner	852	822	-30	-3.5%	861	9	1.1%	877	25	2.9%
Ogden	894	884	-10	-1.1%	839	-55	-6.2%	819	-75	-8.4%
Middle Schools	1,746	1,706	-40	-2.3%	1,700	-46	-2.6%	1,696	-50	-2.9%
Oregon City HS	2,018	2,055	37	1.8%	2,052	34	1.7%	2,045	27	1.3%
CAIS	196	221	25	12.8%	247	51	26.0%	264	68	34.7%
OCSLA	181	152	-29	-16.0%	193	12	6.6%	210	29	16.0%
High Schools	2,395	2,428	33	1.4%	2,492	97	4.1%	2,519	124	5.2%
Total	7,414	7,438	24	0.3%	7,427	13	0.2%	7,584	170	2.3%
MAPE⁵				1.8%			3.1%			4.7%

1. Forecasts for 2018-19 by PSU-PRC, baseline 2017-18 enrollment, February 2018.

2. Forecasts for 2018-19 by PSU-PRC, baseline 2016-17 enrollment, February 2017.

3. Forecasts for 2018-19 by PSU-PRC, baseline 2015-16 enrollment, February 2016.

4. Forecasts did not anticipate reassignment of Candy Lane/Jennings Lodge neighborhood program to Holcomb.

5. Mean absolute percent error for individual schools, excluding CAIS and OCSLA, and combining Candy Lane/Jennings Lodge with Holcomb.

APPENDIX

POPULATION, HOUSING, SOCIAL AND ECONOMIC PROFILE

Population, Housing, Social and Economic Profile

Oregon City School District 62, Oregon

	2008-2012			2013-2017			Compare
	Estimate	CV *	Margin of Error (+/-)	Estimate	CV *	Margin of Error (+/-)	Statistically Different?
POPULATION							
Total population	54,284	●	1,253	58,607	●	1,261	**
Percent under 18 years	22.9%	●	1.1%	22.4%	●	1.0%	
Percent 65 years and over	12.7%	●	0.8%	16.0%	●	0.9%	**
Median age (years)	39.4	●	0.7	40.0	●	1.1	
Percent white alone, non-Latino	86.6%	●	1.8%	87.5%	●	1.7%	
HOUSING							
Total housing units	21,586	●	500	22,578	●	517	**
Occupied housing units	20,381	●	543	21,770	●	504	**
Owner occupied	14,379	●	557	15,667	●	522	**
Percent owner-occupied	70.6%	●	1.9%	72.0%	●	2.1%	
Renter occupied	6,002	●	422	6,103	●	494	
Vacant housing units***	1,205	●	333	808	●	284	
Vacancy rate	5.6%	●	1.5%	3.6%	●	1.2%	**
Average household size	2.63	●	0.07	2.65	●	0.06	
Renter households paying more than 30 percent of household income on rent plus utilities	52.5%	●	5.4%	50.9%	●	5.2%	
SOCIAL							
Age 25+ with a bachelor's degree or higher	22.6%	●	2.0%	25.7%	●	1.6%	**
Foreign-born population	3,043	●	726	2,539	●	440	
Percent foreign-born	5.6%	●	1.3%	4.3%	●	0.8%	
Age 5+ language other than English at home	4,548	●	898	3,605	●	647	
Percent language other than English	8.9%	●	1.7%	6.6%	●	1.2%	**
ECONOMIC							
Median household income (2017 dollars)	\$67,393	●	\$3,404	\$70,440	●	\$4,011	
Per capita income (2017 dollars)	\$30,386	●	\$1,382	\$32,174	●	\$1,180	
Percent of persons below poverty level	11.4%	●	1.7%	9.4%	●	1.4%	

* **Green**, **yellow**, and **red** icons indicate the reliability of each estimate using the coefficient of variation (CV). The lower the CV, the more reliable the data. **High reliability** (CV <15%) is shown in green, **medium reliability** (CV between 15-30% - be careful) is shown in yellow, and **low reliability** (CV >30% - use with extreme caution) is shown in red. However, there are no absolute rules for acceptable thresholds of reliability. Users should consider the margin of error and the need for precision.

** Indicates that the two estimates are statistically different based on results of z-test taking into account the difference between the two estimates as well as an approximation of the standard errors of both estimates.

*** Vacant units include those for sale or rent, those sold or rented but not yet occupied, those held for seasonal, recreational, or occasional use, as well as other vacant such as homes under renovation, settlement of an estate, or foreclosures.

Source: U.S. Census Bureau, American Community Survey 5 year estimates. Surveys are collected over a 60 month period. Estimates represent average characteristics over the entire period. Tabulated by Population Research Center, Portland State University, with additional calculations from source data as needed.